

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/S Placid Woods Court, 172 ft.
SW of c/l Placid Avenue * ZONING COMMISSIONER
6 Placid Woods Court
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Placid Woods, LLC * Case No. 97-217-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as No. 6 Placid Woods Court in the subdivision known as Placid Woods in Carney. The Petition is filed by Placid Woods LLC, property owner. Variance relief is requested from Section 1801.2.C.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a building to lot line distance (rear setback) of 12 ft. in lieu of the required 30 ft. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was George McCubbin from W. Duvall and Associates, Inc., the engineers who prepared the site plan. The Petitioner was represented by Newton A. Williams, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property is known as lot No. 18 (No. 6 Placid Woods Court). The lot is part of the residential subdivision known as Placid Woods, a community of approximately 20 single family houses. The subdivision was recently approved through the development review process of Baltimore County and actual construction has commenced. Several of the lots have been improved and sold and are now occupied. Other lots, including the subject property, remain unimproved.

ORDER RECORDED FOR FILING

Date

By

MICROFILMED

Mr. McCubbin indicated that after approval of the subdivision, it was discovered that a variance was necessary for the subject lot. It was noted that this lot was unique in character. Specifically, the lot is located immediately adjacent to a 90 degree bend in Placid Woods Court. This location and the configuration of the front property line requires that the building envelope be angled so as to face the roadway. In order to maintain the required front yard setback and present an appropriate building envelope, the requested variance is necessary. It was observed that if strict adherence to the rear yard setback requirement was required, an area unsuitable for construction would result.

Based upon the testimony and evidence all of which is uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, it is clear that the property's configuration and location is unique and that variance relief is, therefore justified. Moreover, owing to the location of the storm water management facility to the rear of the property it is certain that there will be no detrimental impact on adjacent parcels if variance relief were granted. Lastly, the Petitioner would suffer a practical difficulty if variance relief was denied. Specifically, the lot would be unbuildable because of the reduced building envelope. For all of these reasons, the requested variance shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

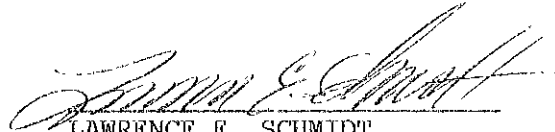
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of December, 1996 that a variance from Section 1B01.2.C.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a building to lot line distance (rear setback) of 12 ft., in lieu of the

OFFICE RECEIVED FOR FILING
Date 12/19/96
By M. J. [Signature]

Wm. J. [Signature]

required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

RECEIVED
DATE 7/19/96
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 18, 1996

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
502 Washington Avenue
Nottingham Center, Suite 700
Towson, Maryland 21204

RE: Case No. 97-217-A
Petition for Zoning Variance
Property: #6 Placid Woods Court

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #6 Placid Woods Court

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment "A"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To Be Discussed At Hearing and as on Attachment "A"

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Nolan, Plumhoff & Williams

(Type or Print Name)

Newton Williams

Newton A. Williams

Signature

502 Washington Avenue

Suite 700 Nottingham Center

Address

Phone No.

Towson

MD 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Placid Woods, LLC.

(Type or Print Name)

Kirk Salvo, Manager

Signature

BY: Kirk A. Salvo

(Type or Print Name)

Signature

14 Back River Neck Rd. (410)-687-2100

Address

Phone No.

Baltimore MD 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

W. Duvall & Associates, Inc.

George M. McCubbin, Jr.

Name

530 E. Joppa Rd. (410)-583-9571

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JOVA DATE 11-15-96

207



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

Zoning Administration

Development Management

ATTACHMENT "A"
ZONING VARIANCE REQUEST
#6 PLACID WOODS COURT

Lot #18 - #6 Placid Woods Court

Variance from Section 1801.2.C.1.b to permit a building to Lot Line distance (rear setback) of 12 feet in lieu of the required 30 feet distance.

Reasons:

Lot is unique in that it is on a curve. Buyer is requesting house to be oriented toward Placid Woods Court. Variance would allow for same style house and continuity with other houses in the subdivision. Orientation of the house as proposed will allow the rear of the house to face the Stormwater Management area and other rear yards in lieu of facing the side of adjacent buildings. Will foster the health, safety and welfare of the surrounding community.

W/1801.2.C.1.b

217

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

November 12, 1996

ZONING DESCRIPTION FOR #6 PLACID WOODS COURT

Beginning for the same at a point on the northwest side of Placid Woods Court which is 50 feet wide at the distance of 172 feet southwesterly of the centerline of the nearest improved intersecting street, Placid Avenue, which is 40 feet wide.

Being Lot #18 in the subdivision of Placid Woods as recorded in Baltimore County Plat Book S.M. 67, Folio 117, containing 0.1727 acres. Also known as #6 Placid Woods Court and located in the 9th Election District, 6th Councilmanic District.

Ronald T. Parker



11-12-96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3111

DATE 11-11-90 ACCOUNT RECEIPTS

AMOUNT \$ 1.00

RECEIVED FROM: JOHN J. HARRIS

FOR: PAID TO BALTIMORE COUNTY

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

217. 11/11/90

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-217-A
(Item 217)

6 Placid Woods Court
NW/WS Placid Woods Court,
172' SW of c/ Placid Avenue
9th Election District
8th Councilmanic
Legal Owner(s):
Placid Woods, LLC

Variance: to permit a building to lot line distance (rear setback) of 12 feet in lieu of the required 30 feet distance.
Hearing: Tuesday, December 17, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

11/29/96 Nov. 28 C102829

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan 22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 28, 1996.

THE JEFFERSONIAN,

A. H. Smith
LEGAL AD. - TOWSON

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 217

Petitioner: PLACID WOODS LLC

Location: #6 PLACID WOODS COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: W. DUNN & ASSOCIATES, INC.

ADDRESS: 530 E. JOPPA ROAD

TOWSON, MARYLAND 21204

PHONE NUMBER: 410-583-9571

MICROFILMED

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

217

13

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A BUILDING TO LOCATE
DISTANCE (FROM SETBACK) OF 12 FEET IN
LESS THAN THE REQUIRED 30 FT. DISTANCE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

W. Duvall & Associates, Inc.
George M. McCubbin, Jr.
530 E. Joppa Road
Towson, MD 21286
583-9571

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

²¹⁷
CASE NUMBER: 97-217-A (Item 218)
6 Placid Woods Court
NW/S Placid Woods Court, 172' SW of c/l Placid Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Placid Woods, LLC

Variance to permit a building to lot line distance (rear setback) of 12 feet in lieu of the required 30 feet distance.

HEARING: TUESDAY, DECEMBER 17, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-217-A (Item 218)
6 Placid Woods Court
NW/S Placid Woods Court, 172' SW of c/l Placid Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Placid Woods, LLC

Variance to permit a building to lot line distance (rear setback) of 12 feet in lieu of the required 30 feet distance.

HEARING: TUESDAY, DECEMBER 17, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Placid Woods, LLC
W. Duvall & Associates, Inc.
Newton Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 2, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1996

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue
Suite 700 - Nottingham Center
Towson, MD 21204

RE: Item No.: 217
Case No.: 97-217-A
Petitioner: Placid Woods, LLC

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-20-96
Item No. 217 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 201, 205, 213, 214, 215, 216, and 217

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 11/26/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 25, 1996.

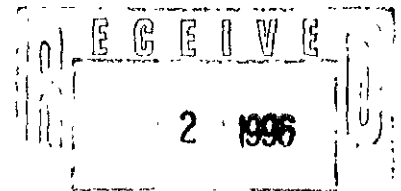
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 213, 214, 215, 216, 217,
218 and 219.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Nov. 26, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 25, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

212

214

215

217

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 5, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 2, 1996
Item Nos. 212, 213, 214, 215, 216,
217, 218

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

11/11/96 11:11 AM

RE: PETITION FOR VARIANCE
6 Placid Woods Court, NW/S Placid Woods
Court, 172' SW of c/l Placid Avenue
9th Election District, 6th Councilmanic

Placid Woods, LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-217-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff and Williams, 502 Washington Avenue, Suite 700, Towson, MD 21286, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

NOTED 12/16/96

Submission. 20 hrs on -

DR 3.5

Dev. Plan process
approval

Lot 18 endige

Lot . 1727

Unique is configuration
of lot + sje

Ryan Homes -

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: BALTIMORE County Zoning

Attention: John Alexander

Date: NOVEMBER 13, 1996
Re: #6 PLACID WOODS COURT
ZONING VARIANCE REQUEST
PN 921090

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
1	ZONING VARIANCE PACKAGE INCLUDING: • 3 VARIANCE REQUEST FORMS • 3 COPIES OF PROPERTY DESCRIPTION • 1 - ZOO SCALE ZONING MAP • 12 COPIES OF PLAN TO ACCOMPANY ZONING VARIANCE • 1 CHECK (\$50.00 FILING FEE) • 1 ADVERTISING & POSTING REQ'NT FORM.

Remarks: _____

- ☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file

Enclosed ☒

MICROFILMED

Sincerely yours,

217.
George McCubbin

Case 97-217A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Morton Williams

502 Wash. Ave. 21204

George McCubbin

530 E. Joppa Rd. 21286



ZONING NOTICE

Case # : 97-217-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE : Room 116, OLD COURTHOUSE

TIME & DATE : 11:00 AM DECEMBER 17, 1996 AT 2:00 PM

VARIANCE

TO PERMIT A BUILDING LOT
LINE DISTANCE 4.14 FEET FROM THE
14.14 FEET DISTANCE 250 TO 250.5 FEET

14.14 FEET DISTANCE 250 TO 250.5 FEET
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HEARINGS ARE HANDICAPPED ACCESSIBLE

David M. M. M.

97-217-A

December, 1996

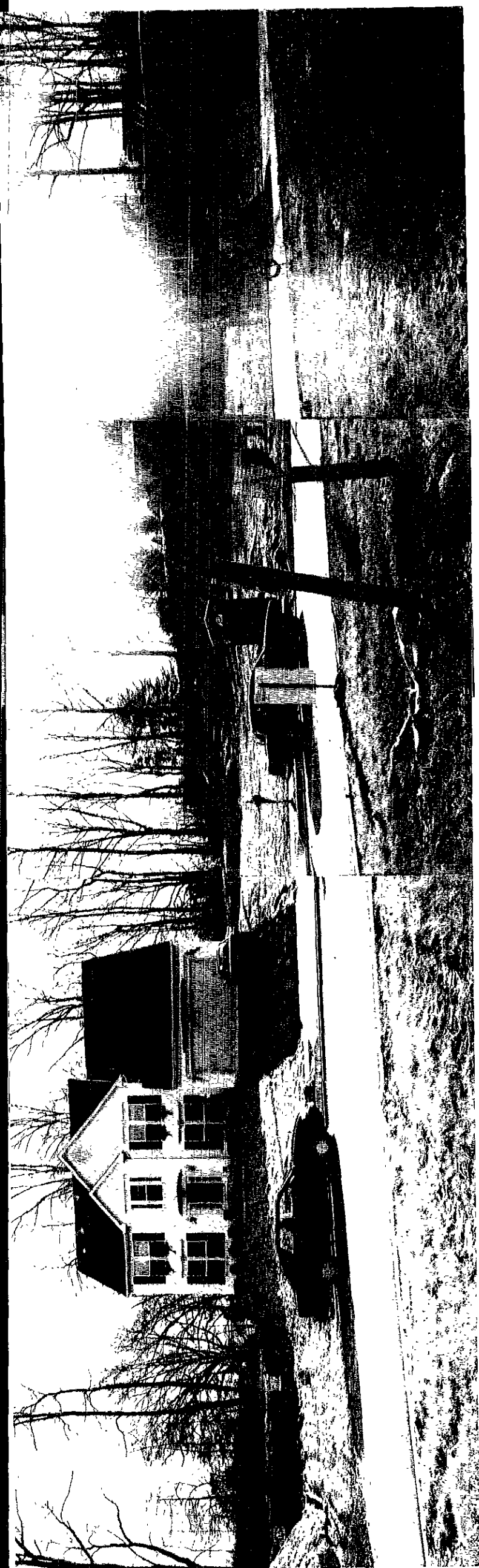
A, zoning sign on lot.

10/17/96
10/17/96
10/17/96



B, Looking North at lot 18, subject lot
Lot 17 under construction
to NW

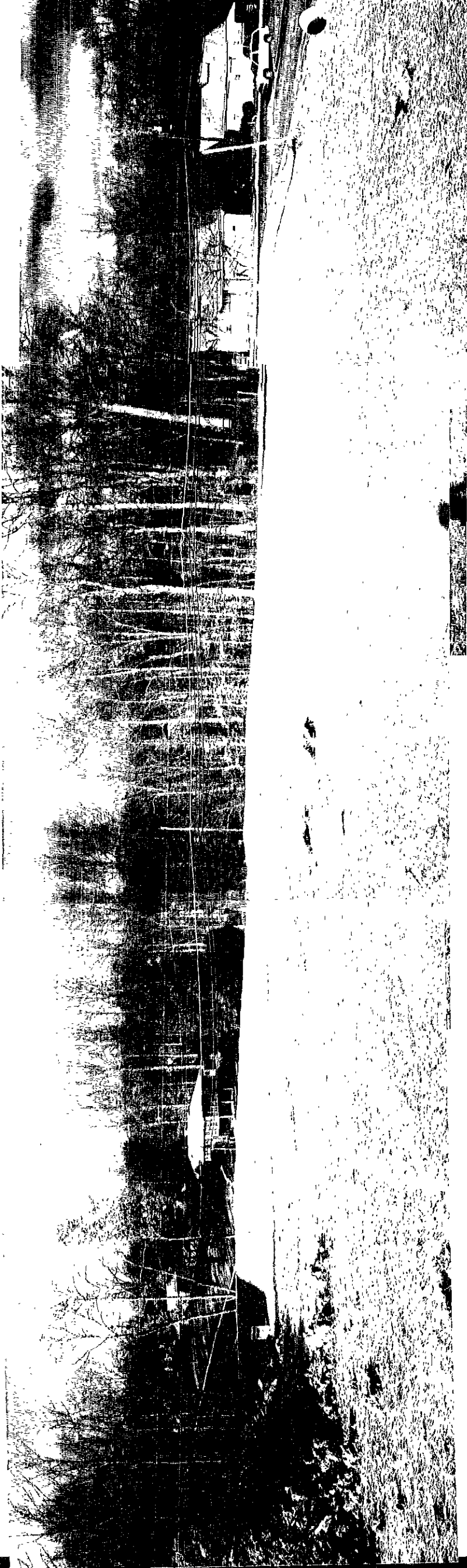
Lot 19, to NE



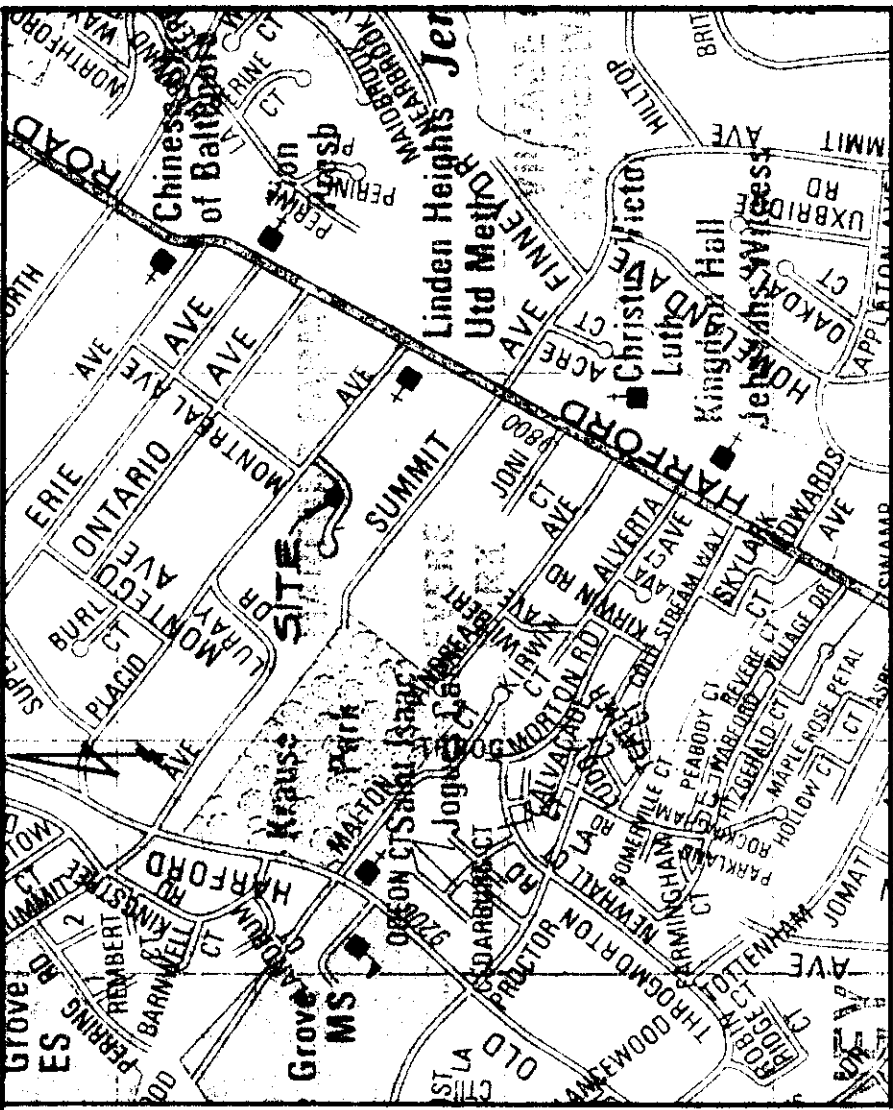
C. Finished House on Lot 4 or 5 on South Side of Placid Woods Court.



D. Looking SE across Placid Woods Drive, at House(s) on Lots 1, 2 and 3



Q, SW M Area to North behind Lake 16, 17, 18, 19 and 20.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

- 1. PRIOR ZONING HISTORY: NONE
- 2. EXISTING AND PROPOSED ZONING: DR 3.5
- 3. PARKING REQUIRED: 2 SPACES
- 4. PARKING PROVIDED: 2 SPACES
- 5. PUBLIC WATER AND SEWER EXISTS TO SERVICE THESE LOTS.
- 6. SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- 7. SITE IS NOT LOCATED IN A 100-YEAR FLOODPLAIN.

Ref No 1

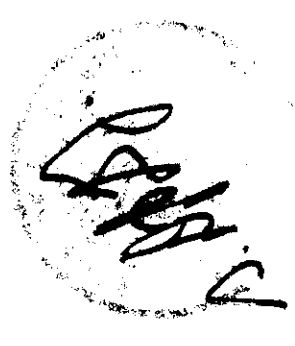
MICROFILMED

PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE

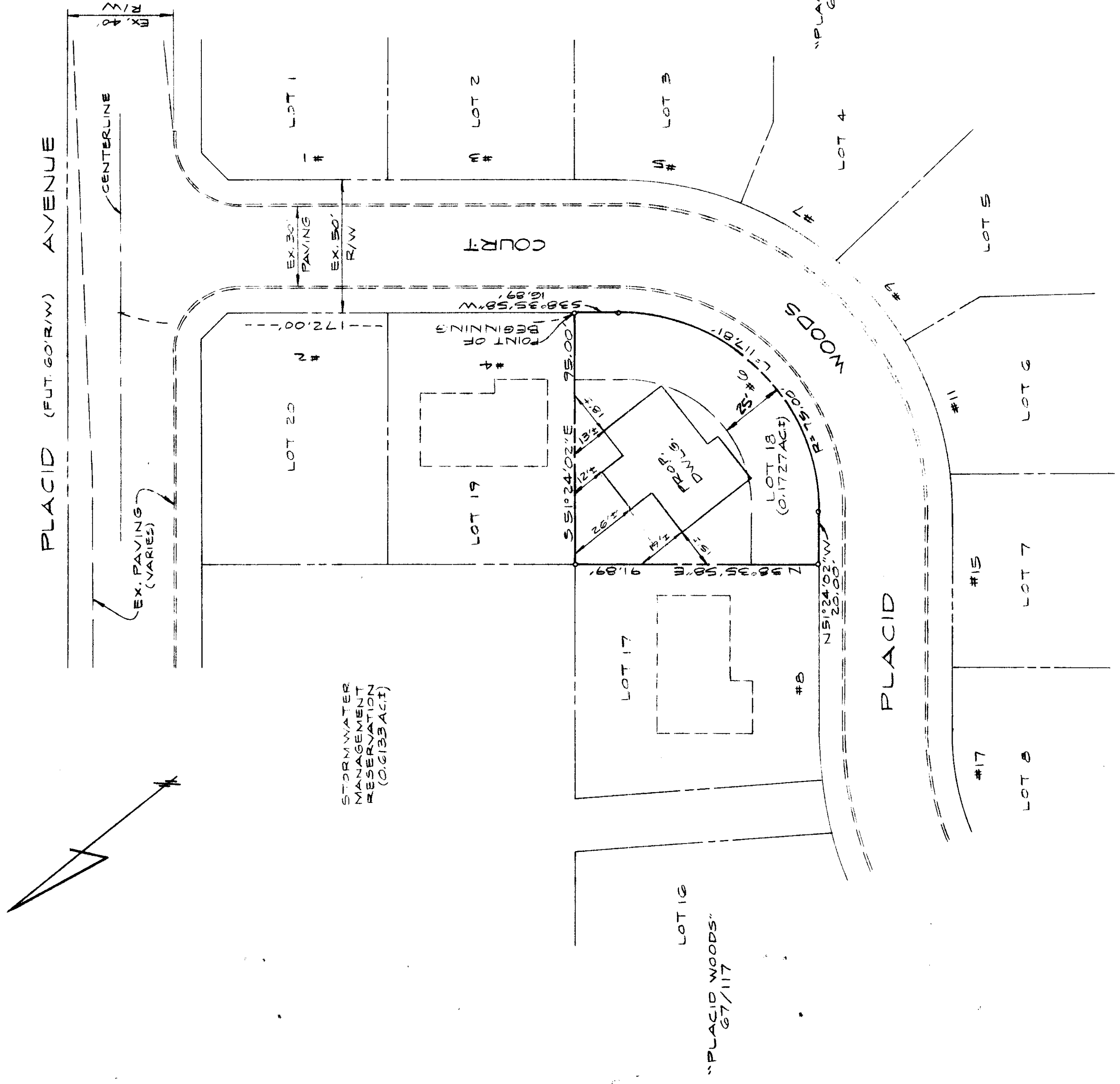
*6 PLACID WOODS COURT
LOT #18

ELECTION DISTRICT 9 COUGILMANIC DISTRICT 6
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: NOV. 12, 1996

OWNER
PLACID WOODS LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MD 21221
ATTN: KIRK A. SALVO
PHONE: (410) 687-2100



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - LAND PLANNERS
530 EAST JORPRA ROAD
TOWSON, MARYLAND 21286
TEL: (410) 585-9571
FAX: (410) 585-1515



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD 21210

N - NE
R - SE
Q - SW
M - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE	1988
PHOTOGRAPHY	JANUARY 1980
LOCATION	MICROFILMED
CARNEY	NE
SHEET	10-E

